

WARRANTY DEED

029270

Know all Men by these Presents,

45-0-59

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That I, JIBRYNE E. KARTER, of Waterville in the County of Kennebec and State of Maine,

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by BRENDA R. KARTER, of said Waterville,

NO TRANSFER
TAX PAID

whose mailing address is 11 Eaton Drive -- Waterville, Maine -- 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said BRENDA R. KARTER, her

heirs and assigns forever,

All my rights, title and interest in and to a certain lot or parcel of land situated on Eaton Drive in said Waterville, being a portion of Lot #66, as shown on a Plan "A Portion of Cherry Hill Development, A.J. Carey & Sons, Waterville, Maine," dated September 3, 1959, recorded in Kennebec Registry of Deeds in Plan Book 22, Page 61, bounded and described as follows:

Beginning at an iron pin in the north line of said Eaton Drive, which iron pin marks the southeast corner of Lot #65 on said Plan recorded in Kennebec Registry of Deeds in Plan Book 22, Page 61; thence easterly in the north line of Eaton Drive about fifty (50) feet to an iron pin set in the ground; thence northerly in a straight line approximately parallel to the east line of Lot #65 about two hundred thirty (230) feet to an iron pin driven into the ground in the north line of the entire tract of the late Harvey D. Eaton; thence westerly in said north line about fifty and five tenths (50.5) feet to an iron pin marking the northeast corner of Lot #65 on said Plan; thence southerly in the east line of Lot #65 about two hundred twenty-six (226) feet to the point of beginning.

Meaning and intending hereby to convey the westerly half of Lot #66 as delineated on said Plan above referred to.

This conveyance is made upon express conditions, restrictions and limitations as follows:

- FIRST: This entire tract shown by the Plans of Cherry Hill, Cherry Hill Terrace and Eaton Drive are restricted to building for residential purposes only by the Waterville Zoning Ordinance and these parcels and all other lots shown by said Plans are entitled to and subject to the benefits of said Ordinance.
- SECOND: It is further covenanted and agreed that neither this Lot, #66, or any other Lot shown upon said Plans shall be used for building more than one dwelling house and that no house shall be adapted to and used by more than one family.
- THIRD: Furthermore, no such house shall be built on such Lots costing less than FIFTEEN THOUSAND (\$15,000) DOLLARS.

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FOURTH: No building or any part of a building shall be erected or allowed to stand upon said Lot within forty (40) feet of the street or within fifteen (15) feet of the boundary line of the Lot.

Meaning and intending to hereby convey all my rights, title and interest in the above real estate which was conveyed to me, Jibryne E. Karter, and to my wife, Brenda R. Karter, by Warranty Deed in joint tenancy, from Lloyd L. Ladd et al, dated February 1983, which is recorded in the Kennebec Registry of Deeds in Book 2416, Page 234.

The purpose of this Deed is to vest the entire title to the real estate in Brenda R. Karter.

Also, all my rights, title and interest in and to a certain lot or parcel of land with the buildings thereon, situated in Waterville in the County of Kennebec and State of Maine, more particularly bounded and described as follows:

Being Lot #65 in accordance with a Plan of Lots known as "Cherry Hill Development, A.J. Carey & Sons, Waterville, Maine, dated September 3, 1959," made by R.C. Knowlton, C.E., and duly recorded in Plan Book 22 at the Kennebec Registry of Deeds, on Page 61.

The above conveyance is conveyed subject to certain restrictions and covenants running with the land, and for a more particular description thereof reference is specifically made to a Deed from A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the Will of Harvey D. Eaton to Florence E. Davis, dated June 2, 1958, and recorded in the Kennebec Registry of Deeds in Book 1141, Page 336.

Being the same premises conveyed to me, Jibryne E. Karter, and my wife, Brenda R. Karter, by Warranty Deed in joint tenancy from Lloyd L. Ladd et al, dated September 2, 1981, recorded in Kennebec Registry of Deeds in Book 2416, Page 234. The purpose of this conveyance is to vest the entire title to the real estate in my wife, Brenda R. Karter.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **BRENDA R. KARTER, her**

heirs and assigns, to **her** and their use and behoof forever.

And I do **covenant** with the said Grantee, **her** heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, excepting as may be aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, **her** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, 1, the said **JIBRYNE E. KARTER,**

=====

~~in the presence of~~

~~joining in the deed as Grantor, and releasing and conveying the same to the said Grantee~~
in the above described premises, have hereunto set my hand and seal this **29th**
day of the month of **November**, A.D. 19 **91**.

Signed, Sealed and Delivered

in presence of

Charles N. Nawfel

Jibryne E. Karter
Jibryne E. Karter

State of Maine, County of Kennebec, ME. November 29, 1991.

Then personally appeared the above named **JIBRYNE E. KARTER,**

and acknowledged the foregoing instrument to be **his** free act and deed.

Before me,

Charles N. Nawfel
Charles N. Nawfel, ~~Notary Public~~
Attorney at Law

RECEIVED KENNEBEC SS.

1991 DEC 23 AM 9:00

ATTEST: *Thomas R. Brown*
REGISTER OF DEEDS